



THE CITY OF SAN DIEGO

**The City of San Diego  
Environmental Services  
Department  
Lead Safe Neighborhoods Program**

**Lead Resource  
Guide**



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## ABOUT THIS GUIDE

This guide has been developed as a resource for homeowners, landlords, and managers to assist them in finding:

- Licensed contractors and painters who conduct renovation activities in a manner that avoid lead contamination, and State Certified lead abatement contractors who specialize in eliminating identified lead hazards.
- State Certified Lead Inspector/Assessors, Project Monitors, and Sampling Technicians qualified to evaluate your property for lead-based paint, lead hazards and oversee lead abatement projects
- Hazardous waste transporters qualified to transport all hazardous waste including debris contaminated from lead paint
- NLLAP Accredited Laboratories qualified to analyze paint chips, dust wipes, soil samples, and water for lead contamination.

The City of San Diego's Lead Safe Neighborhoods Program has obtained permission from each individual or company for inclusion in this Guide. This Guide includes a partial list of the **state-certified** lead-related construction professionals who can assist homeowners with identification of lead hazards and lead-safe renovations. This resource guide is not intended to recommend one individual or company over another. We encourage you to read the information contained in the beginning of this Guide and to ask informed questions before hiring any contractor.

The information in this publication is believed to be accurate at the time of its production. The City holds no responsibility for verifying the information in this resource guide and you are encouraged to make yourself familiar with lead, its associated dangers and lead-safe work practices that should be followed when remediating lead hazards or disturbing paint on a pre-1979 home. The City of San Diego's Lead Safe Neighborhoods Program assumes no responsibility for any damage that occurs from any action that is based on information found in this publication.

Special thanks to the County of Alameda Childhood Lead Poisoning Prevention Program for much of the language and ideas for this Resource Guide.

## HOW TO HIRE A LEAD PROFESSIONAL

There are several steps you can take to improve the chances of hiring someone who has the knowledge and experience in lead hazard remediation to handle your job. The State Department of Public Health certifies construction workers to do lead related work and supervision as well as sampling technicians, inspectors/risk assessors, and project monitors. Individuals must also take continuing education to maintain their certification. For more information on State certification, another list of certified individuals and to check for current status of individuals' certifications, you can call the State Department of Public Health at 800-597-5323 or visit their website at [www.dhs.ca.gov/childlead](http://www.dhs.ca.gov/childlead).

## ***License or Certification***

All building contractors who work on your property are required to be licensed by the Contractors State License Board (unless the value of the work is less than \$500 in San Diego). Ask to see their pocket license and another form of identification. You can find out if the license is in good standing by logging onto [www.cslb.ca.gov](http://www.cslb.ca.gov) and performing a check by the contractor's name, business name, or license number. If you know the license number, you can also call the license board at 800-321-2752. If a contractor does lead related work, you should also determine if s/he has the appropriate lead certification. If they are lead certified by the State, they should have a picture ID card from the State of California, Department of Health Services, with the words "Lead-Related Construction Certificate". The holder's name, the type of certification, certification number and expiration date will also be on the card. You can verify the certification by calling the State Department of Health Services at 800-597-5323.

## ***The Bid Process – finding the best contractor***

Meet with the contractors when they come to look at the job. The way a person examines the site can give you clues as to how they will perform on the job. Notice if they look at everything carefully, take notes, and ask questions. It may be an indication that they will plan well and pay attention to the details when they are doing the project. Ask the contractor what his/her plans are for containment, clean-up, worker protection, and disposal (Hazardous Waste Haulers are also listed in this Guide). Dust from uncontained sanding, scraping, water blasting or flame torching of lead-based paint can be very hazardous to residents and workers and can contaminate your property. Uncontained paint removal is a violation under Title 17 of the California Code of Regulations and the City of San Diego Municipal Code. Regardless of whether or not they are certified, ask the contractor how they will minimize and contain the paint chips and dust. Will they put plastic sheeting down? What kinds of tools will they use? Don't be brushed off by vague assurances of high quality work. You will need to find a contractor who's price is right for you, but who is also going to do the job correctly and not create anymore of a hazard than already exists, so it is in your best interest to get at least two bids for your job.

## ***Contracts***

Insist on a written contract that spells out in detail what will be done, the work schedule, the price and the terms of payment. Make sure that everything you want done is included and that both parties understand and agree on the scope of work. All payments should be scheduled after that portion of the work is completed, not before.

## ***Speak up***

Pay attention to what is going on while the work is in progress. If you see things that look wrong, talk to the contractor about it right away. For example, if you think a painter is using the wrong color, it will be less of an issue if s/he knows about it early on instead of after half the house is painted. On the other hand, if it turns out you don't like the color you chose, you can change it before it gets too expensive to do so. Keep the lines of communication open so little problems don't become big ones. You can also call the Lead Safe Neighborhoods Program at 858-694-7000 or the inspector assigned to your case, if applicable, if you would like a visit during the work to check work practices and containment.

# LEAD HAZARD REMEDIATION PROFESSIONALS

## Summary of State Lead Certifications

The table below shows which types of activities certified lead Inspector/Assessors, Sampling Technicians, Project Monitors, Supervisors and Workers may do under California's Work Practice Standards for Lead-Related Construction ([Title 17, California Code of Regulations, Sections 36000 and 36100](#)). Please note that these regulations apply only to work done in residential and public buildings. Please also refer to the key definitions below for details about what these types of activities include:

	Do lead abatement work?	Prepare lead abatement plans?	Perform lead hazard evaluations?	Perform clearance inspections?
Can a certified Inspector/Assessor	no	no	<b>YES</b>	<b>YES</b>
Can a certified Sampling Technician	no	no	<b>Sampling only</b>	<b>Sampling only</b>
Can a certified Project Monitor	no	<b>YES</b>	no	<b>YES</b>
Can a certified Supervisor	<b>YES</b>	<b>YES</b>	no	no
Can a certified Worker	<b>YES</b>	no	no	no

## *Certified Lead Consultants*

A **risk assessment** is an onsite investigation for lead-based paint hazards which includes but is not limited to: a visual inspection; limited environmental sampling of dust, soil, and deteriorated paint; a report of the results that includes recommendations for controlling any lead-based paint hazards.

A **lead-paint inspection** is a surface by surface investigation to determine the presence of lead-based paint regardless of the condition of the paint. This is useful information if you plan to disturb intact painted surfaces during remodeling projects. A paint inspection does not necessarily identify the presence of lead hazards. Depending on your situation, you may need a combination paint inspection and risk assessment. Be clear about the difference before contracting for any lead inspection services. *Clearance testing* is an onsite limited investigation that assures all lead reduction activities are complete. The clearance process includes a visual assessment and collection and analysis of environmental dust samples.

## State Certified Lead Inspector/Assessor

The state certified lead inspector/assessor inspects buildings for lead and assesses the type of lead hazards in those buildings. This may include:

- Taking paint-chip, dust or soil samples or using an XRF machine to test painted surfaces.
- Conducting visual inspections to examine the condition of painted surfaces and the location of lead hazards in the building.

- Interpreting laboratory and XRF test results.
- Preparing reports on the amount of lead hazards in a building and the risks of lead poisoning to the building occupants.
- Recommending cost effective ways to safely handle the lead hazards.
- Insuring no lead hazards remain after lead abatement work or other construction work where lead is present.

Under California's Title 17 regulations, a certified Inspector/Assessor:

- May perform lead hazard evaluations, including.
  - Lead paint inspections.
  - Lead risk assessments.
  - Clearance inspections.
- May **not** prepare lead abatement plans.
- May **not** perform lead abatement activities.

### **State Certified Sampling Technician**

A *lead certified sampling technician* are those who, under the direction of an inspector/Assessor, perform sampling activities. This may include:

- Taking paint-chip, dust or soil samples.
- Using an XRF machine to test painted surfaces.
- Performing visual assessments

Under California's Title 17 regulations, a certified Sampling Technician...

- may take samples during a lead hazard evaluation under the direction of a certified \Inspector/Assessor.
- May **not** prepare lead abatement plans.
- May **not** perform lead abatement activities.
- May **not** perform full lead hazard evaluations, including clearance inspections.

### **State Certified Project Monitor**

A *project monitor* oversees lead-related construction work to ensure that specifications are followed. This may include:

- Working with consultants, industrial hygienists, journeymen, engineers and housing specialists to develop the project specifications.
- Performing air monitoring to assess exposure levels and dust wipe sampling to ensure adequacy of containment.
- Conducting clearance testing at the end of the project to see if any lead contamination remains.
- Checking work activities for compliance with Federal, State and local regulatory requirements.

Under California's Title 17 regulations, a certified Project Monitor

- May prepare lead abatement plans.
- May conduct clearance inspections.
- May **not** perform lead abatement activities.
- May **not** supervise individuals performing lead abatement activities.
- may **not** perform lead hazard evaluations except for clearances

### State Certified Supervisor

A *lead certified supervisor* supervises daily work activities on a lead-related construction work site and/or prepare lead abatement plans. They can also supervise repainting or general construction performed on surfaces painted with lead-based paint. This may include:

- Overseeing workers who are performing the activities specified in a lead abatement work plans. (Supervisors also perform lead-related construction work activities themselves.
- Enforcing the work practices that ensure worker safety and protect occupants from lead poisoning.
- Scheduling and coordinating work site activities with building occupants as well as other consultants and contractors.
- Arranging for proper disposal of lead containing waste created during work activities.

Under California's Title 17 regulations, a certified Supervisor

- May perform lead abatement activities.
- May supervise individuals performing lead abatement activities.
- May prepare lead abatement plans.
- May **not** perform lead hazard evaluations, including clearance inspections.

### State Certified Worker

Certified workers are those who do lead abatement activities under the direction of a supervisor. These certified workers also for do repainting or general construction on surfaces painted with lead-based paint. This may include:

- Building containment structures and sealing off work areas to prevent lead dust from spreading.
- Removing, enclosing or covering lead-based paint hazards or lead contaminated soil.
- Preparing lead contaminated waste for disposal and cleaning-up the work area.

Under California's Title 17 regulations, a certified Worker:

- May perform lead abatement activities.
- May not prepare lead abatement plans.
- May not perform lead hazard evaluations, including clearance inspections.

Company Information	Years in Business	Contact Information	CA DPHS Lead Certifications			Services		
			Inspector / Risk Assessor	Project Monitor	Sampling Technician	Inspection / Risk Assessment/Clearance	XRF Inspections	Project Design / Monitoring
Allstate Services Environmental, Inc. 5797 Chesapeake Ct, Ste. 102 San Diego, CA 92123 <a href="http://www.allstate-services.com">www.allstate-services.com</a>	15	Stacey Phelps Ph. (858) 279-0835 Fax (858) 279-0837 <a href="mailto:sphelps@allstate-services.com">sphelps@allstate-services.com</a>	X	X		X	X	X
Applied Toxicology 1450 Santa Fe #C Vista CA92083	20	Ken Medici Ph. (888) 999-7908 Fax (760) 414-1183	X	X	X	X	X	X

Company Information	Years in Business	Contact Information	CA DPHS Lead Certifications			Services		
			Inspector / Risk Assessor	Project Monitor	Sampling Technician	Inspection / Risk Assessment/Clearance	XRF Inspections	Project Design / Monitoring
Aurora Industrial Hygiene, Inc 1094 Cudahy Place #120 San Diego, CA 92110 <a href="http://www.auroraih.com">www.auroraih.com</a>	13	Karen Shockley Ph. (619) 276-5901 Fax (619) 276-5904 <a href="mailto:kshockley@auroraih.com">kshockley@auroraih.com</a>	X	X		X	X	X
Clark Seif Clack, Inc. 11315 Rancho Bernardo Rd. Ste 150 San Diego, CA 92127 <a href="http://www.csceng.com">www.csceng.com</a>	19	James Clutter Ph. 858) 675-1088 Fax (858) 675-1033 <a href="mailto:jclutter@csceng.com">jclutter@csceng.com</a> <a href="mailto:jclutter@csceng.com">jclutter@csceng.com</a>	X	X		X	X	X
Coast 2 Coast Environmental, Inc. 13964 Boquita Dr. Del Mar, CA 92014	19	Marybeth Norgren Ph. (619) 889-6232 <a href="mailto:c2environmental@aol.com">c2environmental@aol.com</a>	X	X		X		
ECT Environmental P.O. Box 16555 San Diego, CA 92176 <i>Spanish</i>	5	Shaun Cornish Ph. (858) 558-7465 Fax (858) 558-7466 <a href="mailto:shauncornish@cox.net">shauncornish@cox.net</a>	X	X		X	X	X
ERT INC. 6472 Camden Ave., Ste. 102B San Jose, CA 95120 <a href="http://www.ertinc.com">www.ertinc.com</a> <i>Italian</i>	30	Richard Fanelli Toll Free (800) 660-1808 <a href="mailto:info@ertinc.com">info@ertinc.com</a>	X	X		X	X	X
Geocon Consultants, Inc 6970 Flanders Drive San Diego, CA 92121 <a href="http://www.geoconinc.com">www.geoconinc.com</a>	21	Jack Keener Ph. (858) 558-6100 Fax (858) 558-8437 <a href="mailto:keener@geoconinc.com">keener@geoconinc.com</a>	X	X		X		
H.M. Pitts Labs, Inc 2434 Southport Way, Ste. L National City, CA 91950 <a href="http://www.hmpittlabs.com">www.hmpittlabs.com</a>	15	Glen W. Montague Ph. (619) 474-8548 Fax (619) 474-6128 <a href="mailto:montagueg@hmpittlabs.com">montagueg@hmpittlabs.com</a>	X	X		X	X	X
Home Guard Environmental Restoration Services, Inc. 8725 Sparren Way New Orleans, LA 92129	14	Eva P. Mitchell Ph. (858)504-0558 Cell (858) 538-6554 Fax (504) 861-4303 <a href="mailto:evamit8725@earthlink.net">evamit8725@earthlink.net</a>	X			X		
Integrity Environmental Consultants, Inc. 95 Argonaut # 210 Aliso Viejo, CA 92656 <i>Farsi</i>	17	Judd Leach Ph. (949) 586-1414 Fax (949) 586-5922 <a href="mailto:mrhdari@integrityenvironmental.com">mrhdari@integrityenvironmental.com</a>	X	X	X	X	X	X
J & M Environmental 14 Monarch Bay Plaza #470 Monarch Beach, CA 92629 <a href="http://www.jmecg.com">www.jmecg.com</a>	19	Josko Agnic Ph. (800) 214-9959 Fax (800) 895-6522 <a href="mailto:j@jmecg.com">j@jmecg.com</a>	X			X	X	



Company Information	Years in Business	Contact Information	CA DPHS Lead Certifications			Services		
			Inspector / Risk Assessor	Project Monitor	Sampling Technician	Inspection / Risk Assessment/Clearance	XRF Inspections	Project Design / Monitoring
JMR Environmental Services 4560 Alvarado Canyon Rd San Diego, CA <a href="http://www.jmrenvironmental.com">www.jmrenvironmental.com</a> <i>Spanish</i>	10	Derik Martin Ph. (619) 858-7260 Fax (619) 858-7261 <a href="mailto:jmrenv@prodigy.net">jmrenv@prodigy.net</a>	X	X	X	X	X	X
Kleinfelder 5015 Shoreham Place San Diego, CA 92122 <a href="http://www.kleinfelder.com">www.kleinfelder.com</a>		Rich Stevenson Ph. (858) 320-2000 Fax (858) 320-2001 <a href="mailto:rhstevenson@kleinfelder.com">rhstevenson@kleinfelder.com</a>	X	X	X	X	X	X
Masek Consulting Services, Inc. 2347 Sandstone St., Mission Viejo, CA 92692 <i>Spanish, Lithuanian, Russian</i>	16	F. Stephen Masek Ph. (949) 581-8503 Fax (949) 581-8423 <a href="mailto:fsmmcsi@cox.net">fsmmcsi@cox.net</a>	X	X		X	X	X
Masters Environmental 44719 Alexandria Vale Indio, CA 92201 <i>Some Spanish</i>	5	Gregory Masters Ph. (760) 200-2900 Fax (760) 200-2901 <a href="mailto:gmasters@soric.net">gmasters@soric.net</a>	X			X		
Ninyo & Moore Geotechnical & Environmental Consultants 5710 Ruffin Rd San Diego, CA 92123 <a href="http://www.ninyoandmoore.com">www.ninyoandmoore.com</a> <i>Apartment Complexes and Commercial</i>	21	Gerald L. Kwiat Ph. (858) 576-1000 Fax (858) 576-9600 <a href="mailto:gkwiat@ninyoandmoore.com">gkwiat@ninyoandmoore.com</a>	X	X		X	X	X
Pacific Health & Safety Consulting, Inc. 2192 Martin, Ste. 230 Irvine, CA 92612 <a href="http://www.phsc-web.com">www.phsc-web.com</a>	11	Robert Hudson Ph. (949) 253-4065 Fax (949) 253-4071 <a href="mailto:Robert.hudson@phsc-web.com">Robert.hudson@phsc-web.com</a>	X	X		X		
Quality Inspection Service San Diego, CA	10	Susan Virden Ph. (619) 922-9315 Fax (619) 456-4427 <a href="mailto:gkqualityinspect@aol.com">gkqualityinspect@aol.com</a>	X			X		
Scott Morrison and Associates 31855 Date Palm Drive, Ste. 3-507 Cathedral City, CA 92234	18	Scott C. Morrison Ph. (760) 323-7743 Fax (760) 323-7743 <a href="mailto:scottmorr37@aol.com">scottmorr37@aol.com</a>	X			X		
Winzler and Kelly 4180 Ruffin Rd., Ste. 115 San Diego, CA 92123 <a href="http://www.w-and-k.com">www.w-and-k.com</a>	58	Jerry Sherman Ph. (858) 244-0440 Fax (858) 244-0441 <a href="mailto:jerrysherman@w-and-k.com">jerrysherman@w-and-k.com</a>	X	X		X	X	X
XRF Research, Inc. 9921 Carmel Mountain Rd. #326 San Diego, CA 92129 <a href="mailto:info@xrfresearch.com">info@xrfresearch.com</a> <a href="http://www.xrfresearch.com">www.xrfresearch.com</a> <i>Spanish</i>	Less than 1 yr	Javier Gonzalez Ph. (800) 613-6064 Ph. (858) 538-6620 <a href="mailto:jerrysherman@w-and-k.com">jerrysherman@w-and-k.com</a>	X			X	X	

## Environmental Testing Labs

There may be circumstances where you just want to have paint, soil or water samples analyzed for lead content. There are specific techniques that should be used in collecting samples in order for the results to be valid. Once you have collected the sample, there are labs that can perform the analysis for you and tell you how much lead is in your sample. This sampling would be much more limited than a risk assessment or paint inspection performed by a certified professional. A list of some local labs is included in this Guide.

Company Information	Years in Business	Contact Information	Accredited for Lead Analysis of		
			Dust	Soil	Paint Chips
H. M. Pitt Labs, Inc 2434 Southport Way, Ste L National City, CA 91950 <a href="http://www.hmpittlabs.com">www.hmpittlabs.com</a>	15	Glen W. Montague Ph. (619) 474-8548 Fax (619) 474-6128 <a href="mailto:montagueg@hmpittlabs.com">montagueg@hmpittlabs.com</a>	X	X	X
Aemtek, Inc 46309 Warm Springs Blvd Fremont, CA 94539 <a href="http://www.aemtek.com">www.aemtek.com</a> <i>Chinese, Indian</i>	6	Florence Wu Ph. (510) 979-1979 Fax (510) 668-1980 <a href="mailto:info@aemtek.com">info@aemtek.com</a>	X	X	X
Asbestos TEM Laboratories 630 Bancroft Way Berkeley, CA 94710 <a href="http://www.abestostemlabs.com">www.abestostemlabs.com</a>	19	Patricia Payne Ph. (510) 704-8930 Fax (510) 704-8429 <a href="mailto:ppayne@asbestostemlabs.com">ppayne@asbestostemlabs.com</a>	X	X	X
Forensic Analytical Laboratories, Inc 3777 Depot Rd., Ste. 409 Hayward, CA 94545 <a href="http://www.forensica.com">www.forensica.com</a> <i>Spanish</i>	23	Jim Flores Ph. (510) 827-3274 Fax (510) 887-4218 <a href="mailto:jflores@forensica.com">jflores@forensica.com</a>	X	X	X
EMS Laboratories, Inc 117 West Bellevue Drive Pasadena, CA 91105 <a href="http://www.emslabs.com">www.emslabs.com</a> <i>Spanish, Russian, Polish</i>	40	Bernardine Kolk Ph. (626) 568-4065 (800) 675-5777 Fax (626) 796-5282 <a href="mailto:bkolk@emslabs.com">bkolk@emslabs.com</a>	X	X	X
Long Beach Public Health Laboratory 2525 Grand Ave., Ste. 260 Long Beach, CA 90815	12	Cynthia Toyoshima Ph. (562) 570-4164 Fax (562) 570-4070 <a href="mailto:cynthia-toyoshima@longbeach.gov">cynthia-toyoshima@longbeach.gov</a>	X	X	X
EMC Labs, Inc 9830 S. 51st Street, Ste. B-109 Phoenix, AZ. 85044 <a href="http://www.emclabs.com">www.emclabs.com</a> <i>Spanish</i>	19	Kurt Kettler Ph. (800) 362-3373 Fax (480) 893-1726 <a href="mailto:kkettler@earthlink.net">kkettler@earthlink.net</a>	X	X	X

## ***Certified Lead Contractors***

Contractors are individuals or companies that perform construction work. They may be licensed as a general building contractor or a specialty contractor. General building contractors usually oversee projects and coordinate the subcontractors for a job. Specialty contractors are licensed to perform one type of work, like plumbing, electrical, or drywall. There are over 40 different types of specialty contractors. To ensure a contractor's license is current and is appropriate to do the type of work you are planning on hiring them for, visit the State Contractors Licenses Board's website at <http://www2.cslb.ca.gov/OnlineServices/CheckLicense/LicenseRequest.asp>. Although a contractor's license is required in order to be listed in this directory, the City does not monitor the licenses.

As of April 22, 2010, any contractors who perform home improvement activity in housing built prior to 1978 or child occupied facility, must be certified in accordance with the new EPA Renovation, Repair, and Painting (RRP) rule. This certification is **required** for typical construction services, such as remodeling, painting, home maintenance and repair, window replacement, plastering, or other services. Contractors are required to register their firm with the EPA and assign a Certified Renovator to certain projects. Because this rule only recently became effective, many contractors in the process of obtaining their certifications were removed from this resource guide. The below list of contractors was revised to show only those contractors who currently have their certifications. You can find additional contractors and verify that their EPA Certified Renovator certifications are current by visiting the EPA's website at [http://cfpub.epa.gov/flpp/searchrrp\\_firm.htm](http://cfpub.epa.gov/flpp/searchrrp_firm.htm). You should also request that the firm provide you a copy of the EPA Certified Renovator certification for the individual Renovator assigned to your project.

Contractors that have California Department of Public Health lead supervisor certifications are qualified to do permanent "**lead-abatement**". These contractors might limit their services to lead-hazard control work but typically do standard construction work using lead-safe work practices as well. You should verify that a contractor's DPHS certifications are current by visiting [www.cdph.ca.gov/programs/CLPPB/Pages/LRCNav.aspx](http://www.cdph.ca.gov/programs/CLPPB/Pages/LRCNav.aspx). In addition, all abatement contractors are also required to have their EPA Certified Renovator certification. You should verify that their EPA Certified Renovator certifications are current by visiting the EPA's website at [http://cfpub.epa.gov/flpp/searchrrp\\_firm.htm](http://cfpub.epa.gov/flpp/searchrrp_firm.htm).

Company Information	Years In Business	Contact Information	EPA Certified Renovator	State Certifications		Services	
				Abatement Supervisor	Abatement Worker	Certified Lead Abatement	General Construction Painting, Renovations, Remodeling, Demolition

Company Information	Years in Business	Contact Information	EPA Certified Renovator	State Certifications		Services	
				Abatement Supervisor	Abatement Worker	Certified Lead Abatement	General Construction Painting, Renovations, Remodeling, Demolition
C W Lonning Construction, Inc. P.O. Box 9011 San Diego, CA 92169 <a href="http://www.cwlonning.com">www.cwlonning.com</a> License # 675234	30	C.W. Lonning Ph. (858) 272-5428 Fax (858) 274-2514 <a href="mailto:cwlonning@cwlonning.com">cwlonning@cwlonning.com</a>	X				X
Dream Design Builders 16990 Via Tazon, Ste. 125 Rancho Bernardo, CA 92127 <a href="http://www.dreamdesignbuilders.com">www.dreamdesignbuilders.com</a> License # 510072	10	James Herrick/Greg Pierce Ph. (858) 674-9818 Fax (858) 674-9830 <a href="mailto:james@dreamdesignbuilders.com">james@dreamdesignbuilders.com</a>	X				X
Multi-Services Construction 6520 Mulberry St. San Diego, CA 92114 License # 733231	6	Alma S. Osnaya Ph. (619) 243-0007 Fax (619) 243-0037 <a href="mailto:slma@mission-restoration.com">slma@mission-restoration.com</a>	X	X		X	
Watson Painting Corp. 8745 Convoy Dr. Riverside, CA 92503 License # 798363	16	Steve Watson Ph. (951) 785-6765 Fax (951) 785-6879 <a href="mailto:watsonpaint@earthlink.net">watsonpaint@earthlink.net</a>	X	X	X	X	X

## LEAD CLEAN-UP

Lead-certified contractors should be expected to minimize, contain, and clean-up all paint chips and dust. If you feel the work has been done in an unsafe manner in your home, ask the contractor to do a thorough clean-up. You can call our public information line at (858) 694-7000 for more information. You may also hire a lead-certified contractor to do clean-up of interior dust, exterior dust and/or paint chips.

### *Lead Dust Removal / Clean-Up*

Lead paint dust removal and cleanup should be performed by personnel trained in an EPA-HUD certified lead safe work practices course where they learn proper techniques that are designed to reduce lead dust. These techniques include but are not limited to wet sanding and wet scraping methods and the use of High Efficiency Particulate Air (H.E.P.A.) equipped equipment. Varying degrees of containment will be required depending on the work that is required.

## ***Hazardous Waste / Lead Waste Disposal***

Lead waste can be very hazardous to human health and must be disposed of in accordance with applicable laws and regulations. This Guidance is intended to help property owners and contractors understand how to correctly dispose of lead waste when performing lead abatement activities or renovation work that disturbs old paint.

***Please Note:*** When the painted surfaces of pre-1979 structures are scraped, sanded, or demolished, ***you must assume that the paint debris created by this work is hazardous waste.***

If a certified laboratory confirms otherwise, documentation is required. Separate the paint debris and any other lead-contaminated waste from the rest of your trash and follow the disposal procedures detailed below. Lead-contaminated waste that must be properly disposed of includes rags that were used to wipe away lead-contaminated dust and vacuum cleaner bags that contain lead paint chips. These are common examples of lead waste that *must* be disposed of correctly.

## ***Safe Disposal Procedures***

**Property owners are legally required to ensure that all lead-contaminated waste, even if generated by a contractor, is handled and disposed of properly.**

**Step 1:** Separate all waste that may contain lead from your regular household trash, and:

- Keep the lead-contaminated waste in tightly sealed buckets or containers, or in strong trash bags that won't tear or rip easily and that are sealed with strong tape.
- Ensure that young children stay away from the work areas, and that they do not open or play with the containers used to store the lead-contaminated waste.

**Step 2:** Ensure that the contract between the property owner and the contractor states that the contractor will dispose of all waste in an appropriate manner. *Both the contractor and the property owner are responsible for the proper disposal of hazardous waste material, and both are subject to fines and other penalties if violations occur.*

**Step 3:** Arrange for a licensed hazardous waste hauler to pick up and transport the waste. Note that there is a fee for this service, and that the waste hauler must be registered with the California Department of Toxic Substances and Control (DTSC). A list of registered local waste haulers is enclosed. Call hauler to confirm current licensing/services.

*Note:*

\* For additional assistance, check the Environmental Services Department website at:

[www.sandiego.gov/environmental-services/ep/leadsafe.shtml](http://www.sandiego.gov/environmental-services/ep/leadsafe.shtml)

\* If this is an owner-occupied home and the owner performs the work, you may call 858-694-7000 for more information.

## ***Registered Hazardous Waste Haulers***

<b>Company Information</b>	<b>Years in Business</b>	<b>Contact Information</b>
Industrial Waste Utilization, Inc 5601 State Street Montclair, CA 91763 <a href="http://www.iwu.com">www.iwu.com</a> License # 94570 <i>Spanish</i>	27	Casey Roderick Ph. (909) 984-9984 Fax (909) 984-1510 <a href="mailto:croderick@iwu.com">croderick@iwu.com</a>
Alliance Environmental Group 8390 Juniper Creek Lane San Diego, CA 92126 License # 3472	13	Timothy A. Tilley Ph. (619) 229-6135 Fax (619) 229-6143 <a href="mailto:timtilley@alliance-enviro.com">timtilley@alliance-enviro.com</a>

## **OTHER RESOURCES**

### **Local Agencies**

#### **Lead Safe Neighborhoods Program**

(858) 694-7000

[www.lead safeneighborhoods.org](http://www.lead safeneighborhoods.org)

#### **Lead Hazard Grants and Loans**

The San Diego Housing Commission

(619) 578-7521

[www.sdhc.net/hahelpfix1.shtml](http://www.sdhc.net/hahelpfix1.shtml)

#### **San Diego County Childhood Lead Poisoning Prevention Program**

(619) 515-6694

[www.sdlead.org](http://www.sdlead.org)

### **State Agencies**

#### **EPA Region 9 (Arizona, California, Hawaii, Nevada)**

##### **Regional Lead Contact**

75 Hawthorne Street

San Francisco, CA 94105

(415) 947- 8021

#### **California Department of Public Health**

(510) 620-5600

(800) 597-LEAD

[www.dhs.ca.gov/childlead](http://www.dhs.ca.gov/childlead)

[www.dhs.ca.gov/childlead/html/B40.html](http://www.dhs.ca.gov/childlead/html/B40.html)

## **CAL OSHA**

The Cal/OSHA Program is responsible for enforcing California laws and regulations pertaining to workplace safety and health and for providing assistance to employers and workers about workplace safety and health issues.

<http://www.ca-osha.com/>

## **Federal Agencies**

### **U.S. Department of Housing and Urban Development Office of Healthy Homes & Lead Hazard Control**

451 Seventh Street, SW, Room 8236

Washington, DC 20410-3000

HUD's Lead Regulation Hotline: (202) 402-7698

[www.hud.gov/offices/lead](http://www.hud.gov/offices/lead)

### **U.S. Environmental Protection Agency EPA**

#### **EPA National Lead**

Information Center (800) 424-LEAD

[www.epa.gov/lead](http://www.epa.gov/lead)

### **The Consumer Product Safety Commission CPSC**

4330 East West Highway

Bethesda, MD 20814

Hotline 1-(800) 638-2772

[www.cpsc.gov](http://www.cpsc.gov)

### **Center for Disease Control and Prevention CDC**

#### **Childhood Lead Poisoning Prevention Branch**

4770 Buford Highway, MS F-40

Atlanta, GA 30341

(770) 488-3300

[www.cdc.gov/nceh/lead](http://www.cdc.gov/nceh/lead)

### **National Institute for Occupational Safety and Health NIOSH**

([www.cdc.gov/niosh/topics/lead/](http://www.cdc.gov/niosh/topics/lead/)):

### **NIOSH - Adult Blood Lead Epidemiology Surveillance Program**

[www.cdc.gov/niosh/ables.html](http://www.cdc.gov/niosh/ables.html)

### **Food and Drug Administration**

[www.fda.gov](http://www.fda.gov)

The FDA determines the “acceptable” level of lead in all these products. See

[http://google.fda.gov/search?output=xml\\_no\\_dtd&oe=&lr=&proxystylesheet=FDA&client=FDA&site=FDA&restrict=&getfields=\\*&q=lead&as=Search](http://google.fda.gov/search?output=xml_no_dtd&oe=&lr=&proxystylesheet=FDA&client=FDA&site=FDA&restrict=&getfields=*&q=lead&as=Search)

## LEAD Glossary

The following definitions are provided for guidance only. They do not contain exact language from California's lead work practice standards.

**Abatement-** Any set of measures designed to reduce or eliminate lead hazards or lead-based paint from residential or public buildings. Abatement does not include containment or cleaning activities.

**Clearance Inspection-** An on-site limited investigation, performed according to U.S. Department of Housing & Urban Development guidelines, to determine if lead hazard control work has been completed as specified and if the work area is safe for unprotected workers, residents and children to enter. A clearance inspection does not include personal air monitoring activities done to ensure Cal/OSHA compliance, representative sampling of components removed from a building to determine the applicability of hazardous waste requirements, or sampling done to determine adequacy of containment.

**Lead Hazard Evaluation-** An on-site inspection, risk assessment and/or clearance inspection, done for pay or other compensation, to determine the presence or amount of lead-based paint or lead hazards in a residential or public building. A lead hazard evaluation does not include personal air monitoring activities done to ensure Cal/OSHA compliance, representative sampling of components removed from a building to determine the applicability of hazardous waste requirements, or sampling done to determine adequacy of containment.

**Lead Hazards-** Deteriorated lead-based paint, lead contaminated dust, lead contaminated soil, lead-based paint that is disturbed without containment or any other nuisance which results in persistent measurable lead exposure. Lead hazards include all paint or surface coatings on residential or public buildings built before January 1, 1978 that is disturbed without containment. (Such surface coatings are presumed to contain lead.)

**Abatement-** A measure or set of measures designed to permanently eliminate lead-based paint hazards and/or lead-based paint. (Source: HUD and EPA)

**At-Risk Populations-** Children aged <6 years (especially those aged 0 - 3 years) and pregnant women who occupy homes constructed before 1978, and Medicaid-enrolled and Medicaid-eligible children. (This definition will be further refined on the basis of local conditions and data.)

**Case Management-** The follow-up care of a child with an elevated blood lead level. Case management includes a) client identification and outreach; b) individual assessment and diagnosis; c) service planning and resource identification; d) linkage of clients to needed services; e) service implementation and coordination; f) monitoring of service delivery; g) advocacy; and h) evaluation. (CDC)

**Clearance Standards-** Maximum allowable lead dust\* levels on surfaces (e.g., floors, windowsills, and window wells) after a residence has undergone lead hazard control work. (CDC)

**Clearance Examination-** Visual examination and collection of lead dust samples by an inspector or risk assessor and analysis by an accredited laboratory upon completion of an abatement project, interim control intervention, or maintenance job that disturbs lead-based paint (or paint suspected of being lead-based) above the minimums levels. HUD and EPA have established maximum allowable lead dust levels on surfaces (e.g., floors, window sills, and window troughs). (HUD)

**Consolidated Plan-** A plan required and approved by HUD for state and local grantees that receive federal housing and/or community development block grants that set forth the jurisdiction's statement of the housing problems, its 5-year plan to address the identified problems, and a 1-year action plan.



**Distressed Housing-** Residential property in poor physical condition or likely to fall into such condition because of deferred maintenance, which typically has multiple structural problems, code violations, and lead hazards. Distressed housing is typically older, occupied by very low income households or abandoned, and requires major investment of resources to correct structural deficiencies, repair building systems, and control health and safety problems.

**Elevated Blood Lead Level-** Blood lead level  $\geq 10 \mu\text{g/dL}$ . (CDC)

**Essential Maintenance Practices-** Approved maintenance practices and procedures designed to control deteriorating paint and/or lead dust that are undertaken regularly to ensure a home is maintained in a lead-safe condition. These practices involve dust and paint chip containment using "wet" procedures and specialized cleanup.

**Interim Controls-** A set of measures designed to temporarily reduce human exposure to lead-based paint hazards. (HUD)

**Lead Hazard-** Accessible paint, dust, soil, water, or other source or pathway that contains lead or lead compounds that can contribute to or cause elevated BLLs. (CDC)

**Lead Hazard Control-** Activities, including interim measures and permanent abatement, to control and eliminate lead hazards. (EPA)

**Lead Hazard Screen-** A limited environmental screening activity focused on visual assessment, which may include paint, dust and soil sampling and is usually performed in housing units less likely to contain lead-based paint hazards or as a preliminary step in the lead hazard assessment process.\*

**Lead-Based Paint-** Paint or other surface coating that contains lead equal to or exceeding 1.0 milligram per square centimeter or 0.5% by weight or 5,000 parts per million by weight. (HUD and EPA)

**Lead risk assessment-** An onsite investigation of a residential dwelling to discover any lead-based paint hazards and description of options to eliminate them, which includes lead dust and soil sampling. (HUD and EPA)

**Lead-Safe-** Housing with no lead paint hazards as determined by a lead risk assessment or by dust sampling at the conclusion of lead hazard control activities. If lead-based paint remains in the housing unit, its condition and any hazard control systems must be monitored to prevent new lead hazards.

**Lead-Safe Maintenance-** See Essential maintenance practices

**Lead-Safe Work Practices-** Low-technology practices for general renovation, repainting, and maintenance projects that control, contain, and clean up lead dust and deteriorated lead-based paint in a manner that protects both the workers and the occupants of the unit being treated.

**Lien-** A legal instrument used by a court to impose a requirement upon a property owner for the satisfaction of some debt or duty. A Housing-based Approach to Primary Prevention of Lead Poisoning  
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\* Some states have calibrated lead safety measures to a property's risk, establishing tiered requirements for different circumstances, including 2002 laws enacted in Rhode Island and Maryland.

**Paint Inspection-** A surface-by-surface investigation to determine the presence of lead-based paint (may include dust and soil sampling) and a report of the results. (HUD and EPA)

**Primary Prevention-** Interventions undertaken to reduce or eliminate exposures or risk factors before the onset of detectable disease. This includes measures to a) prevent the dispersal of lead in the

environment through regulations or other measures that prevent harmful uses of lead and b) remove lead from the environment before children are exposed. (CDC)

**Receivership-** A condition in which a person or entity is appointed to receive and hold in trust a property under litigation.

**Rehabilitation-** Actions taken in which a building is physically modified, either to improve the condition of the structure or to change its use.

**Remediation-** Physical intervention in a building to control and/or eliminate identified deficiencies or hazards and render the building safe.

**Renovation-** Construction and/or home or building improvement measures (e.g., window replacement, weatherization, remodeling, and repairing). (HUD)

**Satisfactory Compliance-** The conduct of both visual and laboratory (i.e., dust) tests by certified personnel and an accredited laboratory to ensure that the lead hazard control work completed in a home has rendered the unit lead-safe (commonly known as "clearance" within the context of lead hazard control) and has met applicable standards for work and lead safety.

**Secondary Prevention-** Response to a problem after it has been detected. This involves identifying children with elevated BLLs and eliminating or reducing their lead exposure. (CDC)